

ARCHBISHOP WALKER HOMES

NY 2-11

CHANGE ORDERS - CONTRACT NO. 2 - IRON AND STEEL

CHANGE ITEM #	CHANGE ORDER #	DESCRIPTION	ADDITIONS	DEDUCTIONS
SI-1	SI-1	Omit Chain link wire mesh, saddles & nosings		4,000.00
SI-2	SI-3	Incinerator Beams		165.00
SI-4	SI-4	Extension of Time		
SI-7	SI-2	Areaways, etc.		223.20

ASTROVE PLUMBING & HEATING CORPORATION

36-14 32nd St.

Long Island City, New York

Contract # 3

Date of Contract:	January 25, 1951
Notice to Proceed:	April 16, 1951
Date for Completion fixed in Contract:	October 6, 1952
Date for Completion as extended by C.O.:	April 24, 1953
Actual Completion date of Contract Work:	April 24, 1953

Original Contract Price:	\$647,100.00
Authorized Additions:	\$ 38,460.21
Authorized Deductions:	\$ 50,814.90
Adjusted Price:	\$634,745.31
Less: Total amount authorized payments to Contractor:	\$623,605.21

Tot: amount of Assessable Liquidated damages for delay: NONE

\$623,605.21

BALANCE: \$ 11,140.10

COST PER DWELLING UNIT: \$1,027.00

ASTROVE PLUMBING COMPANY CHANGE ORDERS -
CONTRACT NO. 3 - PLUMBING

CHANGE ITEM #	CHANGE ORDER #	DESCRIPTION	ADDITIONS	DEDUCTIONS
P-1	P-1	Refr. Contract		40,216.00
P-2	P-6	Bar. tubs	8,757.26	
P-3	P-3	4" to 6" Standpipe		7,101.81
P-4	P-4	Office Plumbing		598.27
P-5	P-2	Slipco Joint	-	-
P-6	P-5	Trapped Pipe	-	-
P-7				
P-8	P-8	Tests Check		300.00

MODIFICATIONS WALSH HOMES INC.

P-9	P-7	3" for 2" Vents	7,519.32	
P-10	P-9	Stop Valves		
P-11	P-17	Rubco. Gasline	114.51	
P-12		Relocate Building 7		53.22
P-13	P-10	Lapweld Pipe		
P-14				
P-15	P-16	Manhole no. end	3,678.93	
P-16	P-11	Valve Boxes	608.83	342.00
P-17	P-25	Roof Vents	406.62	
P-18	P-13	House Trap # 2	705.67	
P-19	P-18	Relocate Sewer		
P-20				
P-21	P-23	Incinerator Drains	2,121.07	
P-22	P-12	Water Meter Hook-up	382.02	
P-23	P-19	Siamese Check Valves	865.98	396.48
P-24	P-26	Funnel Drains		1,303.12
P-25	P-22	Air Chambers	644.79	
P-26	P-14	Checks at Water Meter	35.48	504.00
P-27	P-15	Overtime		
P-28	P-27	Vent Flashing		
P-29				
P-30	P-21	Gas Meter Hook-up	442.61	
P-31				
P-32	P-24	2" Sink & Tray Trap	905.63	
P-33				
P-34				
P-35	P-28	Laundry Work	1,771.49	
P-36	P-39	Extension of Time		
P-37	P-30	Claim Settlement	9,500.00	
P-38				
P-39				

MODIFICATIONS - ASTROVE PLUMBING - CONTRACT # 3

ARCHBISHOP WALSH HOMES
NY 2-11

CONTRACT # 4

JOHN H. COONEY INC. - 210 NORTH 4th STREET, NEWARK, N.J.

DATE OF CONTRACT:	January 25, 1951
Notice to Proceed	April 16, 1951
Date for Completion fixed in contract:	October 6, 1952
Date for Completion as Extended by C.O.	April 24, 1953
Actual Completion Date of Contract Work:	April 24, 1953

Original Contract Price	\$402,917.00
Authorized Additions: \$1,220.00	
Authorized Deductions 7,083.80	
Adjusted Contract Price	<u>\$ 5,863.80</u>
Less: Total amount of Authorized payments to Contractor: \$377,326.50	<u>\$397,053.20</u>

Total amount of assessable liquidated damages for delay: NONE

\$377,326.50

BALANCE:

\$ 19,726.70

COST PER DWELLING UNIT: \$639.00

CHANGE ORDERS CONTRACT # 4 - HEATING			
ITEM#	ORDER #	DESCRIPTION	DEDUCTIONS
H-1	H-1	Omit radiator valves, flues, etc.	\$4,767.00
H-2	H-2	Install Plibrico	-
H-3		Vacuum Pumps	
H-4	H-4	Omit Flash Tanks	1,520.00
H-5	H-6	Gate Type Shut-off	-
H-6	H-7	Revise Heating Mains	-
		Buildings 8 and 13	1,025.31
H-7	H-3	Cat Walk	673.00
H-8	H-9	Extension of Time	-
H-9	H-10	Pump Motors	48.40
H-10	H-8	Switches	135.40
H-12	H-5	Revised location Bldg 7	-
H-13			

WALSH HOMES NY 2-11
BEACH ELECTRIC CO. INC. 18 Springdale Ave. East Orange N.J.

CONTRACT # 5

Date of Contract:	January 25, 1951
Notice to Proceed	April 16, 1951
Date for Completion as fixed in Contract:	October 6, 1952
Date for Completion as extended by C.O.:	April 24, 1953
Actual Completion Date of Contract Work:	April 24, 1953

Original Contract Price	\$378,967.00
Authorized Additions: \$14,632.13	1,232.13
Authorized Deductions: \$13,400.00	
Adjusted Contract Price:	<u>\$380,199.13</u>

LESS: Total amount of authorized payments to contractor:

\$349,740.51

Total amount of assessable liquidated damages for delay: NONE

\$349,740.51

BALANCE

\$ 30,458.62

COST PER DWELLING UNIT: \$601.00

CHANGE ORDERS - CONTRACT #5 - ELECTRICAL

ITEM#	ORDER #	DESCRIPTION	ADDITIONS	DEDUCTIONS
E-1	E-1	Reduce Contract		\$13,000.00
E-2	E-3	Correct Conduit	1,275.00	
E-3	E-5	Penthouse Switches	400.05	
E-4	E-6	Inspection Rack	403.71	
E-5	E-7	Temporary Light	2,855.97	
E-6	E-10	Temporary Heat	964.10	
E-7	E-11	Laundry Installation	267.15	
E-8	E-8	Circuit Breakers	8,231.15	
E-9	E-9	Omit Refrigerator		225.00
E-10	E-12	Touch up paint		175.00
E-11	E-13	Extension of Time		
E-12	E-2	Relocate # 7		
E-13				
E-14				
E-15	E-4	Public Halls	235.00	

WALSH HOMES HU 2-11

J.F. ZIEGLER INC. - 75 South Orange Ave. South Orange N.J.
 CONTRACT # 6 LAWNS & PLANTING

Date of Contract:	July 15, 1953
Notice to Proceed:	August 3, 1953
Date for Completion Fixed in Contract:	January 15, 1954
Date actually completion of Contract work:	December 17, 1953
Original Contract Price:	<u>\$49,434.00</u>
Authorized Additions: NONE	
Authorized deductions: NONE	
Less: Total amount of authorized payments to Contractor: \$46,102.30	
Total amount of assessable liquidated damages for delay: NONE	

\$46,102.30

BALANCE: \$ 3,331.70

COST PER DWELLING UNIT: \$78.00

BURNAK ELEVATOR COMPANY 246 Fulton Street, New York, New York

CONTRACT # 7

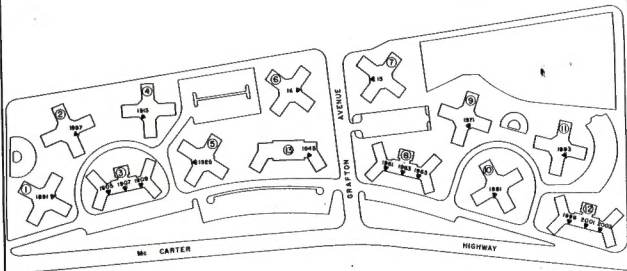
Date of Contract:	January 25, 1951
Notice to Proceed:	April 16, 1951
Date for Completion fixed in Contract:	October 6, 1952
Date for Completion as extended by C.O.:	April 24, 1953
Actual Completion Date of Contract work:	April 24, 1953

Original Contract Price	\$98,568.00
Authorized Additions: NONE	
Authorized Deductions: NONE	
Adjusted Contract Price	<u>\$98,568.00</u>
Less: Total amount of Authorized payments to Contractor: \$93,639.60	
Total amount of assessable liquidated damages for delay: NONE	
	\$93,639.60

BALANCE \$ 4,928.40

COST PER DWELLING UNIT: \$156.00

CHANGE ORDERS CONTRACT # 7			
ITEM#	ORDER#	DESCRIPTION	DEDUCTIONS
EL-1	EL-1	Extension of Time	-



15 STREET NUMBERS

▲ BLDG ENTRANCE

⑬ BLDG NUMBER

HOUSING AUTHORITY OF THE CITY OF NEWARK
87 BUSSEY AVENUE

ARCHBISHOP THOMAS J. WALSH HOMES

1945 Mc CARTER HIGHWAY

PROJECT NJ 70 STREET ADDRESSES

REVEREND WILLIAM P. HAYES HOMES
NJ 2-12

<u>No. of Units</u>		<u>Number of Buildings by Type</u>
3 1/2	DU - 1 Bedroom 191	10 - Twelve story Buildings
4 1/2	DU - 2 bedrooms 893	1 - Administration Building
5 1/2	DU - 3 bedrooms 334	11 - Total number of Buildings
6 1/2	DU - 4 bedrooms 30	
7 1/2	DU - 5 bedrooms 10	
	<u>1458 DU</u>	<u>AREA OF SITE</u>
	1458	19.15 Acres
		834,532 sq. ft.
Total Dwelling Units: 1458		<u>AREA COVERED BY BUILDINGS</u>
Average of Occupancy: 5477.5		3.398 acres
Number of rooms 6794		148,005 sq. ft.
Density: 76.14 no. of families per acre of site.		

TAXES LEVIED BY THE CITY OF NEWARK ON LAND AND BUILDINGS

Taxes Levied:	\$59,454.00
PILOT 1957	\$52,901.50
PILOT 1958	\$60,963.82

SIZES OF WINDOW OPENINGS (METAL WINDOWS-PLASTER JAMBS PLUS HEAD)

Living Room: 63" x 49 1/2"
Living Room and Kitchen: 53 1/2" x 49 1/2"
Bedroom and Kitchen: 35 3/4" x 37"
Bathroom: 18" x 37" (Ribbed glass)

SHADE SIZES (BRACKETS ON INSIDE)

	Living Room	Living Room & Kitchen	Bedroom & Kitchen
Tip to Tip	62 5/8"	52 5/8"	35 1/2"
Roller	61 3/4"	52"	35"
Cloth Width	61 3/4"	51 5/8"	34 1/2"
Cloth Length	60"	60"	60"

BASIC PROJECT DATA

Development Cost: \$18,500,246.86
 First Tenant Moved in: 1/1/54
 E.I.O.P.: 6/30/54

10-12 story buildings - 1 story building (Administration)
 Elevators per bldg.: 4 TOTAL: 40
 Incinerator Hoppers per bldg: 24 TOTAL: 240
 Incinerators per building: 2 TOTAL: 20
 Fuel: Oil - Grade # 6
 Hot Water - Central Plant, Oil
 Community Building (incl. Management Office, Maintenance Bldg.,
 (16,664 sq.ft) Auditorium and Child Care Center: 12,898 sq. ft.
 Hallways/corridors per building: 20 TOTAL SQ. FT.: 115,020
 Lobbies per building: 2 TOTAL: 20
 Laundry Rooms: 2
 Total Acres: 19.15
 Building Coverage: 3,398 acres
 Areas Maintained by Project Personnel: 301,947 sq. ft. excluding streets,
 playgrounds, etc.): 15,742 sq. ft.
 Parking Areas: 6 - Area Sq. Ft.: 80,264
 Playgrounds: 12 spray pools - 150,388 sq. ft.
 Sidewalks: 141,008 sq. ft.
 Asphalt tile floor finish
 Steel type sash
 Brick exterior walls

	1 BR	2 BR	3 BR	4 BR	5 BR
Av. no. rooms per DU:	3 $\frac{1}{2}$	4 $\frac{1}{2}$	5 $\frac{1}{2}$	6 $\frac{1}{2}$	7 $\frac{1}{2}$
Av. no. sq. ft DU	452	654	792	921	1058
No. DU	191	893	334	30	10

Allowances and use of Utilities:

Allowance per DU	Use	Estimated Proj. use.
Electricity: 1,593,023 KWH	Lights, Refrig	804,815 KWH
Gas: 26,827,800 CF	Cooking	

Use of Electricity: 3 year average: 1955-1956-1957:

Water: 15,742,833 CF
 Electricity: 3,812,466 KWH
 Gas: 24,946,866 CF
 Heating Fuel: 1,339,771 Gal

ESTIMATED SQ. FT. OF HEATED FLOOR AREA PER PROJECT ESTIMATED CU FT OF HEATED BUILDING AREA:

The sq. ft. and cubic ft. of area does not include the basements.
 Totals in sq. ft. and cu. ft. is the actual heated area.
 Column # 1 indicates the buildings.
 Column No. 2 indicates the sq. ft. of area per floor (inside wall to wall dimensions)
 Column No. 3 indicates the sq. ft. of actual heated area per building
 Column No. 4 indicates the cubic feet per floor.
 Column No. 5 indicates the cubic feet per building

REVEREND W.I. P. HAYES HOMES
BASIC DATA

BLDG. NO	SQ. FT. PER FLOOR	SQ. FT. FLOOR AREA PER BLDG.
1	8,218	98,616
2	8,218	98,616
3	8,218	98,616
4	8,218	98,616
5	8,218	98,616
6	8,218	98,616
7	8,218	98,616
8	8,218	98,616
9	8,218	98,616
10	8,218	98,616
Adm. Bldg.		27,542

BLDG. NO.	CU. FT. PER FLOOR	CU. FT. PER BLDG.
1	69,853	838,236
2	69,853	838,236
3	69,853	838,236
4	69,853	838,236
5	69,853	838,236
6	69,853	838,236
7	69,853	838,236
8	69,853	838,236
9	69,853	838,236
10	69,853	838,236
Admin. Bldg.		330,504

TOTAL HEATED AREA Sq. Ft. Floor Area Per Bldg: 1,013,702

TOTAL HEATED AREA Cu. Ft. Per Bldg.: 8,712,864

Miscellaneous Painting, etc. Force Account	\$ 4,672.66
Installation Fuld House Nursery Estimated	26,770.00
Terminal Construction Corp.	10,833,642.00
Oltner Iron Works	173,205.00
Paramount Plumbing & Heating Co.	1,199,247.20
Paramount Plumbing & Heating Co.	786,665.19
Beach Electric Co.	807,853.83
Serge Elevator Co.	437,920.00
Fenbrook Nurseries	99,641.00
TOTAL CONSTRUCTION	\$14,369,616.93

DWELLING EQUIPMENT

Terminal Construction Corp.	59,708.00
Beach Electric Co.	(381.00)
Ranges and Refrigerators	191,968.20
TOTAL DWELLING EQUIPMENT	251,295.20

Non-Dwelling Equipment

Total Construction & Equipment	\$14,663,064.66
Overhead	330,314.16
Interest	409,822.10
Initial Operating Period	51,144.47
Planning	541,856.88
Site Acquisition	2,508,793.78
TOTAL DEVELOPMENT COST	\$ 18,504,996.05

PROJECT NJ 2-12
TERMINAL CONSTRUCTION CORP. 194 HACKENSACK ST. WOOD-RIDGE, N.J.

CONTRACT # 1

Date of Contract:	April 9, 1952
Notice to Proceed:	June 5, 1952
Date for Completion fixed in Contract:	June 5, 1952
Date for Completion as extended by C.O.:	April 13, 1954
Actual Completion Date:	April 13, 1954

Original Contract Price:	\$10,475,000.00
Authorized Additions:	-
Authorized Deductions:	-
Adjusted Contract Price	-
Less Total amount of authorized payments to Contractor: #-	
Total amount of assessable liquidated damages for delay: \$-	

BALANCE: \$10,475,000.00

COST PER DWELLING UNIT: \$7,184.00

UNIT PRICES APPROVED BY FIA: (McNulty) July 2, 1952

PROJEC. NJ 2-12

Terminal Construction Corp. - Contract # 1 - Change Orders - General

CHANGE ITEM #	CHANGE ORDER #	DESCRIPTION	ADDITIONS	DEDUCTIONS
			\$	\$
G-1	G-1	Water Table	-0-	1,554.00
G-2	G-2	Window Scribe	-0-	12,000.00
G-3	G-3	Revise Mortar	53,558.00	
G-4	G-4	Rock, Bldg # 1	11,550.09	
G-5	G-5	Pill Well	3,037.94	
G-6	G-6	Rock, Bldg. # 4	2,239.76	
G-7	G-7	Rock & Footings Bldg #2	3,002.87	
G-8	G-8	Rock & Footings Bldg. #3	6,003.45	
G-9	G-9	Rock, Bldg. # 8	2,248.75	
G-10	G-10	Latent Soil Bldg #6	10,518.68	
G-11	G-11	Rock, Bldg. # 7	5,962.78	
G-12	G-12	Rock, Bldg # 9	7,589.21	
G-13	G-13	Rock, Bldg. # 10	5,292.46	
G-14	G-14	Rock, General Site	15,126.07	
G-15	G-15	Rock, Footings, Bldg. #5	45,918.76	
G-16	G-16	Asphalt Tile	178,589.46	
G-17	G-17	Soil Community Bldg.	23,417.32	
G-18	G-18	Rock, General Site	50,785.15	
G-19	G-19	Bullnose Cornerbeads	-0-	1,600.00
G-20	G-20	Fasten Fascia	3,225.00	
G-21	G-21	Full Community Bldg.	8,624.75	
G-23	G-23	Omit Parking	-0-	2,573.37
G-22	G-22	Omit Plaster	-0-	1,022.84
G-24	G-24	Vault Louvres	562.49	
G-25	G-25	Rock, General Site	7,086.09	
G-26	G-26	Fur in Pipe	3,614.80	
G-27	G-27	Stacking Brick	-0-	5,425.00
G-28	G-28	Photos	-0-	595.00
G-29	G-29	Cove Corners	-0-	1,309.73

MODIFICATIONS - CONTRACT NO. 1 - GENERAL

Omit copper flashing in Community Bldg. - September 3, 1952

PROJECT NJ 2-12
 OLTMER IRON WORKS - 327 Manhattan Avenue, Jersey City, N.J.

CONTRACT NO. 2

Date of Contract:	April 9, 1952
Notice to Proceed:	June 5, 1952
Date for Completion fixed in Contract	June 5, 1954
Date for Completion as extended by C.O.:	April 13, 1954
Actual Completion Date of Contract Work:	April 13, 1954

Original Contract Price:	\$ 172,641.00
Authorized Additions:	564.00
Authorized Deductions:	-0-
Adjusted Contract Price:	<u>173,205.00</u>
Less: Total amount of Authorized payments to Contractor: \$154,926.90	
Total amount of assessable liquidated damages for delay: NONE	<u>154,926.90</u>
BALANCE	<u>18,278.10</u>

COST PER DWELLING UNIT: \$118.00

CHANGE ORDERS - CONTRACT NO. 2 - STRUCTURAL STEEL

Change Item#	Change Order #	Description	Additions	Deductions
S-1	S-1	Pipe Railings, Frames and covers	\$464.00	

PROJECT NJ 2-12
Paramount Plumbing & Heating Co., 336 East 92nd St., New York 22, N.Y.

CONTRACT NO. 3

Date of Contract:	April 8, 1952
Notice to Proceed:	June 5, 1952
Date for Completion fixed in Contract:	June 5, 1954
Date for Completion as extended by C.O.:	NONE
Actual Completion Date of Contract Work:	April 13, 1954

Original Contract Price:	\$1,177,800.00
Authorized Additions:	29,837.57
Authorized Deductions:	8,390.37
Adjusted Contract Price	<u>1,199,247.20</u>
Less: Total amount of authorized payments to Contractor: \$1,137,781.53	
Total amount of assessable liquidated damages for delay: NONE	
	<u>1,137,781.53</u>

BALANCE

61,465.67

COST PER DWELLING UNIT: \$808.00

CHANGE ORDERS - CONTRACT # 3 - PLUMBING

CHANGE ITEM#	CHANGE ORDER #	DESCRIPTION	ADDITIONS	DEDUCTIONS
P-1	P-1	4" Vent Piping	\$	\$ 3,500.00
P-2	P-2	Eliminate insulation on horizontal hot water		3,724.30
P-3	P-3	Exit Post Indicator Valves		1,000.00
P-4	P-4	Install Cast Iron Hooded Seals (23)	1,035.00	
P-5	P-5	Omit Installation of outside Drinking Fountain		166.07
P-6	P-6	Detecto Check	13,606.50	
P-7	P-7	Service Sink	3,787.00	
P-8	P-8	Reducing Valves	2,875.88	
P-9	P-9	Permits	CANCELLED	
P-10	P-10	Rock	3,982.13	
P-11	P-11	Fuld Community Bldg.	3,306.00	
P-12	P-12	Water Line	1,245.06	

PROJECT NJ 2-12
Paramount Plumbing & Heating Co. 336 East 92nd St., New York, New York

CONTRACT # 4

Date of Contract:	April 8, 1952
Notice to Proceed:	June 5, 1952
Date for Completion fixed in Contract:	June 5, 1954
Date for Completion as extended by C.O.:	NONE
Actual Completion Date of Contract Work:	April 13, 1954

Original Contract Price:	\$779,500.00
Authorized Additions:	7,315.19
Authorized Deductions:	150.00
Adjusted Contract Price:	<u>\$786,665.19</u>
Less: Total amount of authorized payments to Contractor: \$745,362.93	
Total amount of assessable liquidated damages for delay: \$NONE	
	<u>\$745,362.93</u>
BALANCE:	41,302.26

COST PER DWELLING UNIT: \$535.00

CHANGE ORDERS - CONTRACT NO. 4 - HEATING

CHANGE ITEM #	CHANGE ORDER #	DESCRIPTION	ADDITIONS	DEDUCTIONS
H-1	H-1	Fluid System	\$ -0-	\$ -0-
H-2	H-2	Loops & Swings	-0-	-0-
H-3	H-3	Rock	2,332.20	
H-4	H-4	Fuld Community Bldg.	3,812.99	
H-5	H-5	Smoke Alarms	1,170.00	
H-6	H-6	Painting		150.00

PROJECT NJ 2-12

Beach Electric Co., 18 Springsdale Ave., East Orange, N.J.

CONTRACT NO. 5

Date of Contract:	April 8, 1952
Notice to Proceed:	June 5, 1952
Date for Completion fixed in Contract:	June 5, 1954
Date for Completion as extended by C.O.	NONE
Actual Completion Date of Contract Work:	April 13, 1954

Original Contract Price:	\$793,473.00
Authorized Additions:	16,353.08
Authorized Deductions:	1,972.25
Adjusted Contract Price:	807,853.83
Less: Total amount of authorized payments of Contractor: \$807,561.99	
Total amount of assessable liquidated damages for Delay: NONE	
	807,561.99
	291.84

BALANCE

COST PER DWELLING UNIT: \$544.00

CHANGE ORDERS - CONTRACT NO. 5 - ELECTRICAL

CHANGE ITEM #	CHANGE ORDER #	DESCRIPTION	ADDITIONS	DEDUCTIONS
E-1	E-1	Sub-Station	2,083.00	-0-
E-2	E-2	Conductors	-0-	1,591.25
E-3	E-3	Fuld Community Bldg.	3,869.98	-0-
E-4	E-4	Comm. Bldg. Outlets	1,250.00	-0-
E-5	E-5	Refrigerators	-0-	381.00
E-6	E-6	Temporary Light	9,150.10	

PROJECT NJ 2-12

Serge Elevator Co., 437 East 165th St. - Bronx 56, N.Y.

CONTRACT # 6

Date of Contract:	April 8, 1952
Notice to Proceed:	June 5, 1952
Date for Completion as fixed in Contract:	June 5, 1954
Date for Completion as extended by C.O.:	None
Actual Completion Date of Contract Work:	April 13, 1954

Original Contract Price:	\$437,920.00
Authorized Additions:	None
Authorized Deductions:	None
	<u>\$437,920.00</u>

Less: Total amount of authorized payments to Contractors: \$416,024.00	
Total amount of assessable liquidated damages for delay: NONE	
	<u>\$416,024.00</u>
BALANCE:	<u>\$ 21,896.00</u>

COST PER DWELLING UNIT: \$300.00

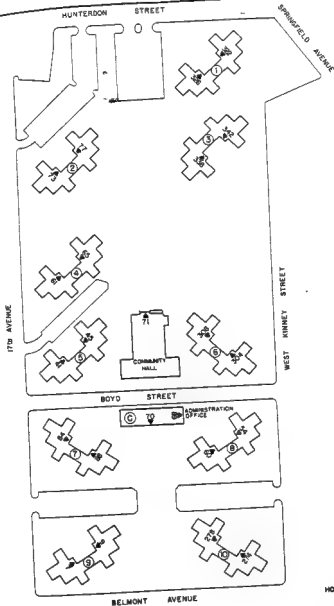
 Pembroke Nurseries Inc., 15 Jefferson Ave., Maplewood, N.J.

Contract # 7

Date of Contract:	June 24, 1954
Notice to Proceed:	July 6, 1954
Date for Completion as fixed in Contract:	October 4, 1954
Date for Completion as extended by C.O.:	November 14, 1954
Actual Completion Date of Contract:	November 12, 1954

Original Contract Price:	\$94,388.00
Authorized Additions: \$14,810.00	
Authorized Deductions: 9,557.00	
Adjusted Contract Price	<u>5,253.00</u>
	<u>99,641.00</u>

Less: Total amount of authorized payments to Contractor: \$94,641.00	
Total amount of assessable liquidated damages for delay: NONE	
BALANCE	<u>94,641.00</u>
	<u>5,000.00</u>



45 STREET NUMBERS

▼ BLDG ENTRANCE

⑥ BLDG NUMBER

HOUSING AUTHORITY OF THE CITY OF NEWARK
 87 SUBSEX AVENUE
REV. WILLIAM P. HAYES HOMES
 60 BOYO STREET
 STREET ADDRESSES - PROJECT NJ 2-2

REV. WILLIAM P. HAYES HOMES (ELDERLY)

Development Cost: \$1,131,273.00
 Construction cost per room: \$ 3,371.91
 First Tenant Moved in: 3/16/62
 E. I.O.P. Close of business 3/31/62
 1 Twelve story building
 Elevators per building: 2
 Incinerator per building: 1
 Incinerator Hoppers per building: 11
 Fuel: Oil (Grade #6)
 Hot Water: Separate unit each building - steam
 Corridors per building: 12
 Lobby per building: 1
 Laundry Rooms per building: 1
 Building Coverage: 5,900 sq. ft.
 Asphalt tiles floors - Steel casement type window frames
 Solid Masonry Exterior Walls
 Average No. Rooms per D.U. 2 1/2 3 1/2 4 1/2
 Average No. Sq. Ft. per D.U. 318 520 680
 No. D.U. 22 65 11
 Allowances and use of Utilities:

<u>Allowance per DU</u>	<u>Use</u>
Electricity 456,984	Lights, Refrig. Cooking

LEGEND FOR CONSTRUCTION

OUTLINED - IN PROGRESS

FILLED IN SOLID - SAME COLOR - FIN.

EXCAV. & FOUNDATION

BLACK

WALLS & FLOORS

ORANGE

MISC. WORK PREVIOUS

TO PLASTERING

GREEN

PLASTERING

BLUE

MISC. WORK AFTER

PLASTERING

BROWN

PUNCH LIST ITEMS

RED

LEGEND FOR LANDSCAPING

OUTLINED IN PROGRESS

HATCHED - SAME COLOR - FINISHED

PLANTING - TREES & SHRUBS

YELLOW

LAWN WORK

PURPLE



SITE PLAN DIAGRAM

HOUSING PROJECT N.J. 2-18

NEWARK, NEW JERSEY

DATE: FROM TO

PUBLIC HOUSING ADMINISTRATION

HOUSING AND HOME FINANCE AGENCY

HOUSING AUTHORITY OF THE CITY OF

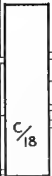
NEWARK

ACCOMPANYING PROJECT PHOTO NOS.

REVEREND HAYES HOMES

BOYD STREET

BOYD STREET



PLAY AREA

BELMONT AVENUE

HOUSING AUTHORITY OF THE CITY OF NEWARK

CHRISTOPHER COLUMBUS HOMES NJ 2-13BASIC PROJECT DATA

<u>No. of Units</u>	<u>Number of Buildings by Type</u>
3 1/2 room D.U. 96	8 Twelve-story Buildings
4 1/2 room D.U. 960	1 Administration Building
5 1/2 room D.U. 384	9 Total number of Buildings
6 1/2 room D.U. 96	
7 1/2 room D.U. 20	
Total D.U. <u>1556</u>	<u>Area of Site</u>
	14.60 acres
	635,860 sq. ft.

Average of Occupancy: 6324

Number of Rooms: 7542

Area covered by Buildings

2.7 acres - 121,520 sq. ft.

Density: 106.5 No. of families per acre of site

Development Cost: \$20,738,952.00

First Tenant Moved In: 10/1/55

E.I.O.P.: 9/30/56

Elevators per building: 4 - Total: 32

Incinerator Hoppers per bldg: 24 - Total: 192

Incinerators per bldg: 2 - Total: 16

Fuel: Oil - Grade #6

Hot Water - Central Plant, Oil

Community Bldg. (Incl. Management Office, Maint. Shop, Auditorium & Child care Center): 6,514 sq. ft.

Hallways/corridors or stairs per building: 6 - Total: 48

Lobbies per building: 2 - Total: 16

Laundry Rooms per bldg: 1 - Total: 8

Total Acres in project: 14.6

Building Coverage: 2.7 acres

Non-dedicated streets: 27,720 sq. ft.

Parking Areas: 88,317 sq. ft.

Playgrounds: 109,431 sq. ft.

Sidewalks: 115,940 sq. ft.

Asphalt Tile Floor Finish

Steel Type Sash

Brick Exterior Walls

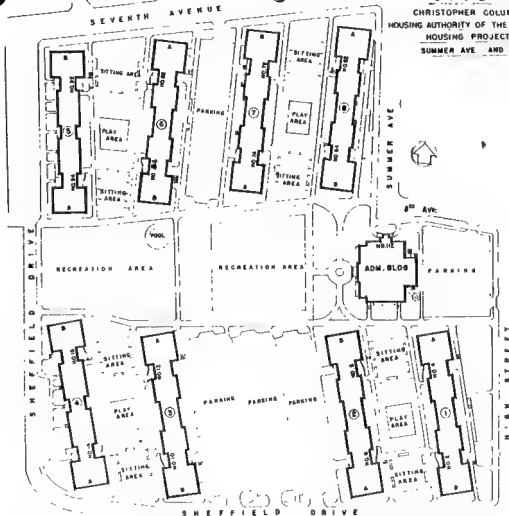
Sq. Ft. Coverage of Adm. Offices & BR Bldg.: 9,872

	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4 BR</u>	<u>5 BR</u>
Avg. No. Rooms per D.U.	3 1/2	4 1/2	5 1/2	6 1/2	7 1/2

Avg. No. Sq. Ft. per D.U.	414	646	807	914	1203
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No. D. U.	96	960	384	96	20
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SITE PLAN
CHRISTOPHER COLUMBUS HOMES
HOUSING AUTHORITY OF THE CITY OF NEWARK
HOUSING PROJECT N.J. 2-13
SUMMER AVE AND SEVENTH AVE



JOSEPH P. BRADLEY COURT NJ 2-14
BASIC PROJECT DATA

	<u>No. of Units</u>	<u>Number of Buildings by Type</u>
3 room D.U.	45	10 three-story brick walk-ups.
4 room D.U.	181	
5 room D.U.	75	<u>Area of Site</u>
TOTAL D.U.	301	9.71 acres
Number of rooms	1234	424,323.34 sq. ft.

Density: 30.99 No. of families per acre of site

Area covered by buildings
1.57 acres
68,430 sq. ft.

Development Cost: \$1,709,120.00

First Tenant Moved IN: 12/1/41

E.I.O.P.: Conveyed Project

10 - 3 story buildings

Fuel: Oil - Grade # 6

Hot Water-Central Plant, Oil

Community Building (incl. Management Office, Maintenance Shop, Auditorium and
Child Care Center, 2 hobby rooms) 2,229 sq. ft.

Laundry Rooms: Total 8

Total Acres on Project: 9.71

Building Coverage: 1.57

Non-dedicated streets: 25,340 sq. ft.

Parking areas: 38,011 sq. ft.

Playgrounds incl. spray pool: 6 - 39,628 sq. ft.

Sidewalks: 27,345 sq. ft.

Asphalt tile floor finish

Steel Type sash

Brick exterior walls

	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>
Av. No. rooms per D.U.	3	4	5
Av. no. sq. ft. per DU	475	629	719
No. D.U.	45	181	75

Allowances and use of Utilities:

<u>Allowance per DU</u>	<u>USE</u>	<u>Estimated Proj. Use</u>
Electricity: 335,004 KWH	Lights & Refrig.	40,593 KWH
Gas: 5,506,680 CF	Cooking	

USE OF ELECTRICITY - 3 year average, 1955, 56, 57

Water: 3,679,500

Electricity: 797,640 KWH

Gas: 3,259,800 CF

TAXES LEVIED BY THE CITY OF NEWARK

TAXES LEVIED: \$3,893.00 PILOT 1957: \$1,151.65 PILOT 1958: \$15,312.95

ESTIMATED SQ. FT. OF HEATED FLOOR AREA PER PROJECT
ESTIMATED CU. FT. OF HEATED BUILDING AREA

The sq. ft. and cubic ft. of area does not include the basements.
 Totals in sq. ft. and cu. ft. is the actual heated area.

Column No. 1 indicates the buildings.

Column No. 2 indicates the sq. ft. of area per floor, (inside wall to wall dimension).

Column No. 3 indicates the sq. ft. of actual heated area per building.

Column No. 4 indicates the cubic feet per floor.

Column No. 5 indicates the cubic feet per building.

BUILDING NO.	SQ. FT. PER FLOOR	SQ. FT. FLOOR AREA PER BLDG.
1	6,452	19,356
2	6,452	19,356
3	6,452	19,356
4	6,452	19,356
5	6,452	19,356
6	6,050	18,150
7	6,050	18,150
8	6,050	18,150
9	6,050	18,150
10	6,050	18,150
Garden Apts., Office & Maint. Room		16,564

BUILDING NO.	CU. FT. PER FLOOR	CU. FT. PER BLDG.
1	54,842	164,526
2	54,842	164,526
3	54,842	164,526
4	54,842	164,526
5	54,842	164,526
6	51,425	154,275
7	51,425	154,275
8	51,425	154,275
9	51,425	154,275
10	51,425	154,275
Garden Apts., Office & Maint. Room		140,794

TOTAL HEATED AREA SQ. FT. FLOOR AREA PER BLDG. 204,094
 TOTAL HEATED AREA CU. FT. PER BLDG. 1,734,799

SIZES OF WINDOW OPENINGS (METAL WINDOWS, JAMES / HEADS)

Living Room and Bedroom: 54 3/8" x 54 3/4"

Kitchen and Bedroom: 36 1/4" x 54 3/4"

Living Room: 30 3/8" x 54 3/4"

Bedroom: 54 3/8" x 41 3/4"

Kitchen: 28 1/4" x 41 3/4"

Bathroom: 18 1/8" x 41 3/4"

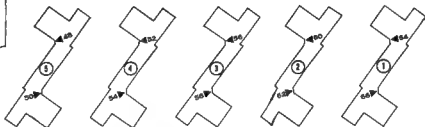
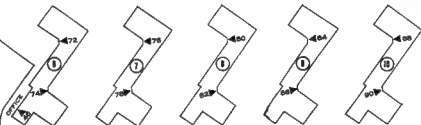
SHADE SIZES (BRACKETS ON INSIDE)

	<u>Living Rm. & Bedrm.</u>	<u>Kitchen and Bedrm.</u>	<u>Living Room</u>	<u>Bed- Room</u>	<u>Kitchen</u>
TIP TO TIP:	54 1/4"	36"	30 1/4"	54 1/4"	28 1/8"
END TO END:	53 1/2"	35 1/4"	29 1/2"	53 1/2"	27 5/8"
CLOTH WIDTH:	53 1/8"	34 7/8"	29 1/8"	53 1/8"	27 1/4"
CLOTH LENGTH:	60"	60"	60"	48"	48"

NORTH MUNN AVENUE



TREMONT AVENUE



46 STREET NUMBER

▼ BLDG. ENTRANCE

① BLDG. NUMBER

HOUSING AUTHORITY OF THE CITY OF NEWARK
57 SUSSEX AVENUE

JOSEPH P. BRADLEY COURT
46 NORTH MUNN AVENUE
PROJECT NJ 2-14

EDWARD W. SCUDDER HOMES
BASIC PROJECT INFORMATION

	<u>No. of Units</u>
2 Room D.U.	60
3 1/2 Room D.U.	294
4 1/2 Room D.U.	780
5 1/2 Room D.U.	322
6 1/2 Room D.U.	154
7 1/2 Room D.U.	70
Total D.U.	<u>1680</u>

Number of Rooms

Estimated Population

Density 95.2

No. of families per acre of site

Number of Buildings by Type

1 Eleven-story building

7 Thirteen-story buildings -

1 Administration building (includes
boiler plant)

9 Total Number of Buildings

Area of Site

768,603 Sq. Ft.

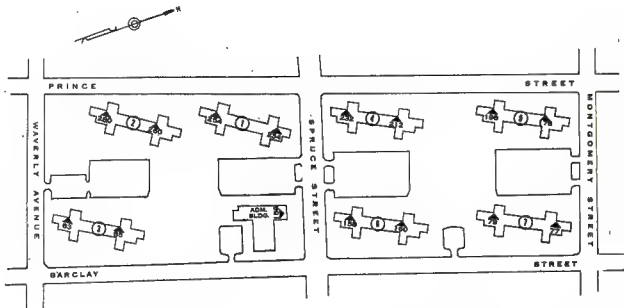
17.6 acres

Area covered by Buildings

152,226 Sq. Ft.

TOTAL ELEVATORS: 28

WCS:sc
2/6/63



160 STREET NUMBER

▼ BLDG. ENTRANCE

① BLDG. NUMBER

HOUSING AUTHORITY OF THE CITY OF NEWARK
87 MARKET AVENUE

STELLA WINDSOR WRIGHT HOMES
159 SPRUCE STREET
PROJECT NO 2-15
STREET ADDRESSES

SITE PLAN DIAGRAM

PUBLIC HOUSING ADMINISTRATION
HOUSING AND HOME FINANCE AGENCY
HOUSING AUTHORITY OF THE CITY OF
NEWARK

HOUSING PROJECT N.J. 2-16
NEWARK, NEW JERSEY
DATE FROM TO

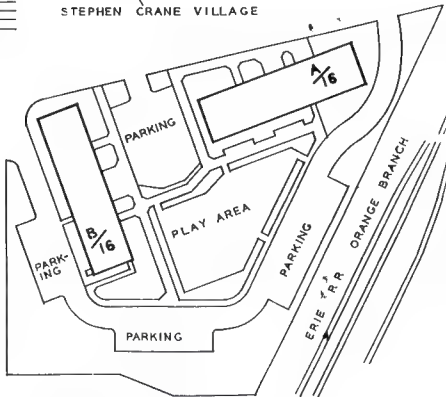
ACCOMPANING PROJECT PHOTO NO'S.

LEGEND FOR CONSTRUCTION
OUTLINED-IN PROGRESS
FILLED IN SOLID-SAME COLOR-FIN.
EXCAV & FOUNDATION BLACK
WALLS & FLOORS ORANGE
MISC. WORK PREVIOUS GREEN
TO PLASTERING BLUE
PLASTERING
MISC. WORK AFTER BROWN
PLASTERING RED
PUNCH LIST ITEMS

LEGEND FOR LANDSCAPING
OUTLINED IN PROGRESS
HATCHED-SAME COLOR-FINISHED
PLANTING-TREES & SHRUBS YELLOW
LAWN WORK PURPLE

FAVA & SAUNDERS
ARCHITECTS

STEPHEN CRANE VILLAGE



REV. WILLIAM P. HAYES HOMES (ELDERLY)

Development Cost: \$1,131,273.00
 Construction cost per room: \$ 3,371.91
 First Tenant Moved in: 3/16/62
 E. I.O.P. Close of business 3/31/62
 1 Twelve story building
 Elevators per building: 2
 Incinerator per building: 1
 Incinerator Hoppers per building: 11
 Fuel: Oil (Grade #6)
 Hot Water: Separate unit each building - steam
 Corridors per building: 12
 Lobby per building: 1
 Laundry Rooms per building: 1
 Building Coverage: 5,900 sq. ft.
 Asphalt tiles floors - Steel casement type window frames
 Solid Masonry Exterior Walls
 Average No. Rooms per D.U. 2½ 3½ 4½
 Average No. Sq. Ft. per D.U. 318 520 680
 No. D.U. 22 65 11
 Allowances and use of Utilities:

<u>Allowance per DU</u>	<u>Use</u>
Electricity 456,984	Lights, Refrig. Cooking

BASIC PROJECT DATA

Development Cost: \$18,500,246.86

First Tenant Moved in: 1/1/54

E.I.O.P.: 6/30/54

10-12 story buildings - 1 story building (Administration)

Elevators per bldg.: 4 TOTAL: 40

Incinerator Hoppers per bldg: 24 TOTAL: 240

Incinerators per building: 2 TOTAL: 20

Fuel: Oil - Grade # 6

Hot Water - Central Plant, Oil

Community Building (incl. Management Office, Maintenance Bldg.,
(16,664 sq.ft) Auditorium and Child Care Center: 12,898 sq. ft.

Hallways/corridors per building: 20 TOTAL SQ. FT.: 115,020

Lobbies per building: 2 TOTAL: 20

Laundry Rooms: 2

Total Acres: 19.15

Building Coverage: 3.398 acres

Areas Maintained by Project Personnel: 301,947 sq. ft. excluding streets,
playgrounds, etc.): 15,742 sq. ft.

Parking Areas: 6 - Area Sq. Ft.: 80,264

Playgrounds: 12 spray pools - 150,388 sq. ft.

Sidewalks: 141,008 sq. ft.

Asphalt tile floor finish

Steel type sash

Brick exterior walls

	1 BR	2 BR	3 BR	4 BR	5 BR
Av. no. rooms per DU:	3 $\frac{1}{2}$	4 $\frac{1}{2}$	5 $\frac{1}{2}$	6 $\frac{1}{2}$	7 $\frac{1}{2}$
Av. no. sq. ft DU	452	654	792	921	1058
No. DU	191	893	334	30	10

Allowances and use of Utilities:

Allowance per DU	Use	Estimated Proj. use.
Electricity: 1,593,023 KWH	Lights, Refrig	804,816 KWH
Gas: 26,827,800 CF	Cooking	

Use of Electricity: 3 year average: 1955-1956-1957:

Water: 15,742,833 CF

Electricity: 3,812,466 KWH

Gas: 24,946,866 CF

Heating Fuel: 1,339,771 Gal

ESTIMATED SQ. FT. OF HEATED FLOOR AREA PER PROJECT ESTIMATED CU FT OF HEATED BUILDING AREA:

The sq. ft. and cubic ft. of area does not include the basements.

Totals in sq. ft. and cu. ft. is the actual heated area.

Column # 1 indicates the buildings.

Column No. 2 indicates the sq. ft. of area per floor (inside wall to wall
dimensions)

Column No. 3 indicates the sq. ft. of actual heated area per building

Column No. 4 indicates the cubic feet per floor.

Column No. 5 indicates the cubic feet per building

HOUSING AUTHORITY OF THE CITY OF NEWARK

STELLA W. WRIGHT HOMES - NJ 2-15

BASIC PROJECT DATA

	<u>NO. OF UNITS</u>	<u>NUMBER OF BUILDINGS BY TYPE</u>
2 1/2 room Geriatric D.U.	24	7 - thirteen-story buildings
3 1/2 room D.U.	120	1 - Administration building
4 1/2 room D.U.	610	(includes heating plant and community spaces)
5 1/2 room D.U.	318	
6 1/2 room D.U.	82	
7 1/2 room D.U.	52	
		<u>AREA OF SITE</u>
Total Dwelling Units	<u>1206</u>	14.13 acres
		615,691 sq. ft.
Number of Rooms	5897	<u>AREA COVERED BY BUILDINGS</u>
Estimated Population	5050 persons	100,736 sq. ft.
Density - 86.4 No. of families per acre of site		

Development Cost: \$14,355,424.39 - Construction & Equipment
 \$19,830,415.89 - Total Development Cost

First Tenant Moved In: 12/23/59

E.I.O.P.: 9/30/60

7 - 13 story buildings - 1 - 2 story Administration Building

Elevators per Building: 4 - Total: 28

Incinerators Hoppers per Building: 26 - Total: 182

Incinerators per Building: 2 - Total: 14

Fuel Oil: Grade #6

Hot Water: Central Plant - Oil

Community Building Includes Management Office, Maintenance Shop, Auditorium and Child Care Center: 18,040 sq. ft.

Corridors per Building: 2 (240 sq. ft. each) Total: 14

Lobbies per Building: 2 Total: 14

Stairs per Building: 4 Total: 28

Laundry Rooms per Building: 1 Total: 7 (Only 1 laundry room in operation as of 3/1/62)

Total acres in project: 615,691 sq. ft. - 14.134 acres

Sq. Ft. Coverage: 100,736 sq. ft. - 2.312 acres

Sq. Ft. Coverage Adm. Office and Boilerroom Building: 23,340 sq. ft.

Parking Areas: 110,250 sq. ft.

Playgrounds: 104,900 sq. ft.

Sidewalks: 89,000 sq. ft.

Asphalt Tile Floor Finish

Steel Type Sash

Brick Exterior Walls

STELLA WINDSOR WRIGHT HOMES NJ 2-15

1410 Accts. - Total Overhead	\$ 322,000.00
Dwelling Unit Cost - \$267.00	
1420 Accts. - Interest Exp.	400,000.00
Dwelling Unit Cost - \$331.67	
1425 Accts. - Init. Operating Deficit	30,150.00
Dwelling Unit Cost - \$25.00	
1430 Accts. - Total Planning	490,000.00
Dwelling Unit Cost - \$406.30	
1440 Accts. - Site Acquisition	3,856,150.00
Dwelling Unit Cost - \$3197.47	

1450 A. Demolition, etc.	216,000.
B. Grading & Borrow Fill	82,500.
C. Sanitary Sewers	15,600.
D. Storm Sewers	38,270.
E. Water Distribution & High Pressure Line	88,615.
F. Electric Distribution	43,200.
G. Gas Distribution	800.
H. Allowance for Abnormal Soil Conditions	150,000.
I. Excess Foundations	100,000.
J. Paved Areas, Street	165,800.
K. Seeding & Planting	77,500.
L. Misc. Retaining Walls, Fences, etc.	67,000.
M. Transformers, Primary Switch Gear, etc.	164,136.

TOTAL FOR SITE IMPROVEMENTS: - \$ 1,209,421.00

DWELLING UNIT COST: - \$ 1002.83

1460 A. Structures	9,220,287.
B. Structural Iron & Steel	180,000.
C. Plumbing	1,227,185.
D. Heating	976,860.
E. Steam & Hot Water Distr.	135,000.
F. Electric	677,700.

TOTAL FOR CONSTRUCTION & EQUIP: \$ 12,417,032.

DWELLING UNIT COST: - \$ 10,296.04

STELLA WINDSOR WRIGHT HOMES NJ 2-15

1465	A. Ranges	65,500.
	B. Refrigerators	148,300.
	C. Shades	30,200.
	D. Screens	62,200.

TOTAL FOR DWELLING EQUIPMENT: - \$308,200.00

DWELLING UNIT COST: - \$ 255.56

1470	A. Structures	181,167.
	B. Steel & Iron	12,000.
	C. Plumbing	43,600.
	D. Heating	26,900.
	E. Electric	25,300.

TOTAL FOR NON-DWELLING CONSTRUCTION: \$ 288,967.00

DWELLING UNIT COST - \$ 239.60

GRAND TOTAL FOR CONSTRUCTION AND EQUIPMENT: \$ 14,223,620.

Dwelling Unit Cost (Construction & Equipment Accts. 1450, 1460, 1465, and 1470):	\$ 11,794.03
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